

PLANNING DEPARTMENT

TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext 1120 • FAX (508) 839-4602
planningdept@grafton-ma.gov
www.grafton-ma.gov

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GRAFTON MA
2021 APR 28 PM 4:31

**APPLICATION FOR MODIFICATION OF
A SPECIAL PERMIT & SITE PLAN APPROVAL**

Application No. SP1996-6/SPA Modification # 4

APPLICANT & PROPERTY OWNER INFORMATION

NAME Feedback Earth, Inc. (formerly Waste to Feed, Inc.)
STREET 449 Canal St CITY/TOWN Somerville
STATE MA ZIP 02145 TELEPHONE 617-412-1258
NAME OF PROPERTY OWNER (if different from Applicant) Troiano Trucking (undergoing bankruptcy sale expected May 2021)
Deed recorded in the Worcester District Registry of Deeds Book 42692 Page 289

SITE INFORMATION:

STREET AND NUMBER 109 Creeper Hill Rd
ZONING DISTRICT OLI ASSESSOR'S MAP 17 LOT #(S) 0002
LOT SIZE 5.2 acres FRONTAGE 562 ft
CURRENT USE Conversion of unwanted or discarded food waste into animal feed ingredients

PROJECT/PLAN INFORMATION:

PLAN TITLE Propose bulding addition site plan for 109 Creeper Hill Rd, Grafton MA
PREPARED BY (name/address of PE/Architect) Mahmood Azizi, ASA Engineering, 715 Main St., Shrewsbury MA
DATES April 22, 2021 moeazi1100@yahoo.com, 978-377-5084

RECEIVED

Briefly state requested modification:

APR 28 2021

- 1) Building addition, 70' x 83' for use as dedicated food waste intake and truck unloading•
- 2) Expand existing concrete pad to 40' x 75' for truck/trailer loading (finished feed product)

**Planning Board
Grafton, MA**


Cite all appropriate sections of the Zoning By-Law which pertain to this Application, Use and Site:

1.3.3 (site plan)

TO THE GRAFTON PLANNING BOARD:

The undersigned, being the APPLICANT named above, hereby applies for a SPECIAL PERMIT to be granted by the Planning Board and certifies that, to the best of APPLICANT'S knowledge and belief, the information contained herein is correct and complete.

Applicant's Signature

 **DAVID JENICEK**

Date:

April 28, 2021

Property Owner's Signature (if not Applicant)

Date:



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TREASURER / COLLECTOR

Certificate of Good Standing

Applicants seeking permits with the Town of Grafton must submit this completed form at the time of application. When all obligations are paid to date, you must attach this "Certificate of Good Standing," with your application. Delinquent bills must be paid in full before the appropriate department accepts your application. Please make arrangements to pay these outstanding bills at the Collector's Office.

Please note: it can take up to three (3) business days to process each request.

Please check all that apply and indicate if permit(s) have been issued.

	Permit Issued?			Permit Issued?	
	Yes	No		Yes	No
<input type="checkbox"/> Building - Inspection(s)	_____	_____	<input type="checkbox"/> Septic System	_____	_____
<input type="checkbox"/> Building - Electric	_____	_____	<input type="checkbox"/> Conservation	_____	_____
<input type="checkbox"/> Building - Plumbing	_____	_____	<input checked="" type="checkbox"/> Planning	_____	<input checked="" type="checkbox"/>
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: _____

DAVID JENICEK

Petitioner Name

449 CANAL ST APT 1518

Petitioner Address

SOMERVILLE MA 02145

City, State, Zip

617 412 1258

Phone

WASTE TO FEED, INC.

Property Owner / Company Name

109 CREEPER HILL RD

Property Address

Grafton, MA 01536

City, State, Zip

Date:	Current	Delinquent	N/A
Real Estate		<input checked="" type="checkbox"/>	
Personal Property		<input checked="" type="checkbox"/>	
Motor Vehicle Excise		<input checked="" type="checkbox"/>	
Disposal			
General Billing			

Amy Perkins

Treasurer / Collector Name (please print)

Amy Perkins

Treasurer / Collector Signature

4/21/14

Date

Town of Grafton

Accrued Interest Report **As of 04/27/2021**

Year	Bill	D/C	Bill #	Account #	Owner1/Location	Billed	Interest Dmd & Fees	Payments & Credits	Abate/ Exempt	Refunds & Adjust	Bal Due	Accrued Int	Total Due
2021	RE	1	6286	17-0-2	TROIANO REALTY LLC	109 CREEPER HILL ROAD	21,814.56	0.00	0.00	0.00	21,814.56	1,074.84	22,889.40
2021	RE	2	6286	17-0-2	TROIANO REALTY LLC	109 CREEPER HILL ROAD	0.00	0.00	0.00	0.00	0.00	0.00	0.00
						21,814.56	0.00	0.00	0.00	0.00	21,814.56	1,074.84	22,889.40
RE Total			Total Records			1	21,814.56	0.00	0.00	0.00	21,814.56	1,074.84	22,889.40

Town of Grafton

Accrued Interest Report **As of 04/27/2021**

Year	Bill	D/C	Bill #	Account #	Owner1/Location	Billed	Interest Dmd & Fees	Payments & Credits	Abate/ Exempt	Refunds & Adjust	Bal Due	Accrued Int	Total Due						
2020	TT	2	533	17-0-2	TROIANO REALTY LLC	109 CREEPER HILL ROAD	43,268.16	0.00	0.00	0.00	0.00	53,900.33	23.63	53,923.96					
							43,268.16	0.00	0.00	0.00	0.00	53,900.33	23.63	53,923.96					
TT Total										Total Records	1	43,268.16	0.00	0.00	0.00	0.00	53,900.33	23.63	53,923.96

4/23/2021

109 Creeper Hill Road
Map 17 Lot 02



Cody Herd, Data Collectot

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS	CITY	ST	ZIP	BK	PG
017.0-0000-0001.0	95 CREEPER HILL ROAD	MARCORP HYDRAULIC EQUIPMENT INC		95 CREEPER HILL ROAD	N GRAFTON	MA	01536	35409	373
017.0-0000-0002.0	109 CREEPER HILL ROAD	TROIANO REALTY LLC		109 CREEPER HILL ROAD	N GRAFTON	MA	01536	42692	289
017.0-0000-0003.0	115 CREEPER HILL ROAD	NEW ENGLAND POWER CO INC	PROPERTY TAX DEPARTMENT	40 SYLVAN ROAD	WALTHAM	MA	02451	2495	257
017.0-0000-0006.0	116 CREEPER HILL ROAD	NEW ENGLAND POWER CO INC	PROPERTY TAX DEPARTMENT	40 SYLVAN ROAD	WALTHAM	MA	02451	2495	257
017.0-0000-0007.0	96 CREEPER HILL ROAD	MAGILL JAMES E JR	C/O ALL STEEL	P.O BOX 597	N GRAFTON	MA	01536	50813	224
017.0-0000-0008.A	104 CREEPER HILL ROAD	104 CREEPER HILL ROAD LLC		P.O. BOX 2105	FRAMINGHAM	MA	01703	56111	144
018.0-0000-0001.0	84 CREEPER HILL ROAD	MAGILL REAL ESTATE HOLDINGS LLC		84 CREEPER HILL ROAD	N GRAFTON	MA	01536	43169	129
025.0-0000-0001.0	230 WORCESTER STREET	NEW ENGLAND POWER COMPANY	PROPERTY TAX DEPARTMENT	40 SYLVAN ROAD	WALTHAM	MA	02451	2565	66
035.0-0000-0001.0	244 WORCESTER STREET	WYMAN GORDON CO	ATTN: PAT RANA	244 WORCESTER STREET	N GRAFTON	MA	01536	7481	368
VARIOUS	VARIOUS	CONSOLIDATED RAIL CORP.	CSX REAL PROPERTY INC.	500 WATER STREET J-910	JACKSONVILLE	FL	32202	0	0

Project Narrative

Context

In 2015, Troiano Trucking, Inc. (TTI) was issued a Recycling, Composting, or Conversion (RCC) permit to construct and operate a facility which accepts food waste from restaurants, cafeterias, industrial bakeries, grocery stores, and similar, and processes it for conversion into animal feed ingredients.

It took TTI the better part of three years to fully understand the process constraints and get the facility to produce safe animal feed reliably. Operations did not begin in earnest until January 2019 and were very limited compared to the original design ambition – producing only 2 tons of feed per hour instead of 15 or more. The facility was permitted to accept up to 375 tons of food waste per day, but in reality, was not able to process even half that amount. In April of the same year, Troiano Trucking was forced into bankruptcy but was allowed to continue operating under Chapter 11 protection.

TTI's facility was designed and engineered based on a similar, existing facility in Florida which processes food waste generated by Walt Disney parks and does not have the same throughput issues. The fundamental flaw in applying the same design principles to TTI's facility was assuming that inbound food waste would be of a similar character as what was being processed in Florida. Whereas the parks have strict control and discipline on how they generate and sort food waste and could guarantee relatively clean (free of packaging), homogeneous, predictable streams, the same cannot be said about the different restaurants, cafeterias, and food manufacturers TTI was collecting waste from.

TTI and the bankruptcy trustee sought out investors to take over the operation and the facility was ultimately put up for auction by Avidia Bank. Feedback Earth, Inc. (formerly Waste to Feed, Inc. "W2F") acquired the exclusive buyer's option to the bankruptcy sale in October 2020, contingent upon the closing a round of institutional fundraising before June 2021. In the interim, FeedBack oversaw and executed a significant clean-up effort at TTI's site, which was facing compliance penalties for storing solid waste on the premises that had to be remediated per administrative order.

The Town of Grafton is among TTI's creditors in the Chapter 11 bankruptcy case, and there remains a number of delinquencies owed to the Town. These are slated to be resolved upon the completion of the sale, anticipated in May 2021. FeedBack's ambition is to get the approval process for the new building started, with all final decisions pending a successful and completed sale.

FeedBack brings new engineering capabilities to the table and plans to finance and execute an operational turnaround of the facility. Crucially, however, FeedBack *does not seek to change the fundamental conversion method already in place* – but rather, fully realize the production potential that was originally permitted (375 t/day) by the Massachusetts Department of Environmental Protection (MADEP) by upgrading equipment, renovating buildings, and improving processes – which includes cessation of practices originally proposed that, with time and experience, were found to be unsuitable or inadequate.

Chiefly among them is the mixed use of existing buildings, where both food waste material and finished product intermingle with in- and out-bound truck or skid loader traffic that introduce mud or gravel in the process. This Application for Modification of a Special Permit seeks to:

- 1) Restore and renovate a building over a to-be-expanded foundation of a partially destroyed structure that suffered a fire in 1999; we will operationalize it into a dedicated food-waste-only intake and receiving station (total proposed footprint 70 x 83')
- 2) Expand an existing 20 x 30' concrete pad to a proposed footprint of 40 x 75' which would accommodate trucks and trailers to be loaded from overhead with finished product

The desired outcome is for food waste, finished product, and truck traffic never to interfere with each other. The proposed layout / site plan does not alter the existing truck traffic plan, and the proposed foundation will remain over 35' from the property line – which satisfies the rear setback requirement in the Grafton Zoning By-Laws. Wetlands and River Front buffers on the submitted Site Plan are based on a delineation that was completed approximately five years ago. FeedBack has contracted Tighe & Bond to complete a new delineation which is scheduled for April 28, 2021 and will confirm the wetlands + associated buffers and whether any additional permitting is necessary.

As permitted by the RCC permit issued by MADEP in 2016, FeedBack would bring in up to 375 tons per day of unwanted food and use a proprietary process to dry and pelletize the unwanted food into a highly desirable animal feed product.

The facility only accepts food material that has been approved and produced for human consumption. There will be pellet ingredients that may not be as fresh as those sold to humans or may not meet the strict requirements of a specific human-grade food distributor. For example, batches with incorrect or incomplete ingredient labeling are often discarded. All material is still fresh food and only materials that one could be served to humans will be used in this process.

Operational Specifics

Hours of operation	As currently permitted by RCC permit <ul style="list-style-type: none"> Processing food waste: 24/7 Inbound food waste trucks: 7am – 4pm on weekdays only Outbound ingredient loads: 7am – 4pm on weekdays only Up to 10% of truck traffic is acceptable outside these windows
Maximum number of employees in largest shift	15
Shipping / receiving activity	<p>Vehicle types: Roll-off containers, commodities trailers, dump trailers, and other trucks, with volumes ranging from 15 to 100 cubic yards and loadings of up to 30 tons.</p> <p>Delivery frequency: Up to 40 trucks between 7am and 4pm on weekdays, with surge traffic of 4 deliveries per hour. Dedicated standby sections within the property line ensure that there is never any idle traffic on Creeper Hill Rd.</p>
Use of hazardous materials or substances	None
Potential for future changes to the building or use as per this Application	None
Requested waivers	None
Estimated earth material to be removed	70 yd ³ of existing material to be removed for the installation of foundation
Estimated material to be delivered to site	20 tons of crushed stone for base material

Certification

We at Feedback Earth, Inc. hereby certify that the proposed building / site will be maintained and the activities contained therein shall be in accordance with the performance standards set forth in Section 4.1 of the Zoning By-Law.


 Alison Greenlee
 Chief Executive Officer
greenlee@feedback.earth
 857-225-6214


 David Jenicek
 Chief Operational Officer
jenicek@feedback.earth
 617-412-1258

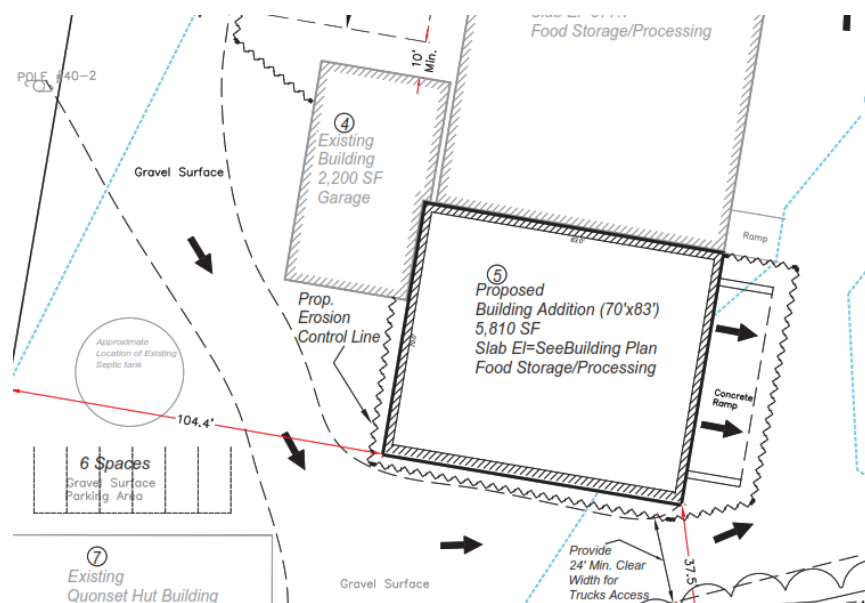
Proposed Building Addition

The proposed work will add to the footprint of an existing building that burnt down in 1999. Photographs below show the structure to be modified pending Planning Board, Zoning, and all other required approvals.

This new building will serve as a dedicated intake and receiving point for all inbound food waste materials. Up to 375 tons per day can be accepted by FeedBack's facility, as permitted by our Recycling, Composting, and Conversion (RCC) permit. This addition ensures that feed ingredients processed in other buildings are protected and will not mingle with tires/mud, garbage, and uninspected food waste.

The proposed site plan / layout does not result in changes to the existing truck traffic pattern.

Proposed footprint: 70 x 83' (5810 sqft)



Proposed at-grade concrete pad expansion

During original construction, a small concrete pad and foundation were placed to the west of the production building that was originally intended for structural use (silos for product storage). FeedBack seeks to expand this pad at-grade, remove the existing silos, and operationalize the new area for truck/trailer loading using the existing overhead mechanism. Photographs below show the current state.

Proposed footprint: $40 \times 75' = 3000 \text{ sqft}$

